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5/5/15*

**Borough of Merchantville
Historic Preservation Commission
Special Meeting Minutes**

Meeting Date: April 21, 2015

Meeting Time: 7:30 PM

Meeting Location: Borough Hall

Members: Lynn North, Rita Lammey, Marie Hanna, Maureen McLoone, Shawn Waldron, Lou Fiume (Alternate), Sean Fitzgerald (Alternate) (absent).

Counselor: Mark Asselta

Zoning Officer: Bill Watson

Borough Council Representative: Andrew McLoone (absent)

Opening: Chair Lynn North called the meeting to order at 7:30 PM and publicly read the Notice of the Meeting.

Pledge of Allegiance: The Commission joined in the Pledge of Allegiance.

Roll Call: Roll call was taken. Those absent are noted above.

Confirmation of Application before the Commission:

For this special meeting, there is 1 application before the Board. During the process of this applicant's site plan and change of use submission before the Planning Board, it was determined that an exterior exiting staircase was warranted. In an effort to continue the application in a timely manner, this HPC meeting was sanctioned.

New Business:

Application: 0415-21

Applicant Name: Eiland Real Estate Ventures

Property Location: 10 E. Chestnut Avenue

Name of Property or Business: Eilandarts Center at the Station

Proposed work: Exterior Exiting Staircase

Applicants Matthew and Nicole Eiland appeared before the Commission. Support testimony was provided by Greg LaVardara, Architect. Matthew Eiland stated that it is paramount that the integrity of this historic train station remains intact. Initially, no exterior changes were contemplated by the applicant. However, they must now be in compliance with code requirements. The focus on occupancy levels dictates the presence of a staircase for second floor emergency egress. B-1 and B-2 exterior improvements require HPC review. Our onus is to assess if the proposed staircase is esthetically pleasing. Approval is for the esthetic changes only and not code compliance. The set of stairs will be situated on the south side (rear) of the train station. The second floor arched window will be extended downward to become a door. An extension upward will allow for head room adjustment. The revised 3 ft. wide door/2 ft. wide window will retain the same styling. The door will be locked from the outside and will be discreetly lit under the eave. Depending on code summation, one of two alternatives will be employed. The all-

black steel stairs will consist of welded pipe columns, square spindles and tubes, closed risers and guard rail with handrail positioned below. The pressure-treated wood version, structurally, will duplicate the same configuration as the steel unit and will match the coloring of the second floor cedar shacks. It will have composite board treads and risers. Both models will have a deck-like landing at the halfway mark and a concrete landing at ground level, within property lines, which will connect to the east end sidewalk. This cement pad will not encroach beyond curb-line into the driveway. Applicants will apply to us for signage at a future date.

Public Comment: No public present.

Motion: Shawn Waldron moved that, depending on code requirements, either of the two stair proposals is approved, Marie Hanna seconded, passed unanimously.

Board Discussion:

Dunn's Deli – New owners – Nancy's Soul Food

Rita Marie's Eatery - Sign must be taken down until they appear for approval.

Sign Ordinance – New Signage revisions will come back to us and Planning Board at May meeting.

Motion to Adjourn: 8:15 PM by Marie Hanna, Rita Lammey seconded, passed unanimously.

Respectfully submitted,
Maureen A. McLoone, Secy.